

Headquarters, Department of the Army



Fort Gillem, GA

Conveyance Progress Report



As of 1 October 2015

Office of the Assistant Chief of Staff for Installation Management (OACSIM)

Operations Directorate— Base Realignment and Closure (ODB)

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**BRAC 2005 Recommendation**

Close Fort Gillem, GA. Relocate the Headquarters, 1st U.S. Army to Rock Island Arsenal, IL. Relocate the 2nd Recruiting Brigade to Redstone Arsenal, AL. Relocate the 52nd Explosive Ordnance Disposal (EOD) Group to Fort Campbell, KY. Relocate the 81st RRC Equipment Concentration Site to Fort Benning, GA. Relocate the 3rd U.S. Army Headquarters support office to Shaw Air Force Base, SC. Relocate the Headquarters U.S. Forces Command (FORSCOM) VIP Explosive Ordnance Support to Pope Air Force Base (Fort Bragg), NC. Close the Army Air Force Exchange System (AAFES) Atlanta Distribution Center and establish an enclave for the Georgia Army National Guard, the remainder of the 81st RRC units and the Criminal Investigation Division (CID) Forensics Laboratory.

History

Fort Gillem originated in 1940 when Congress appropriated funding for the construction of two installations, the Atlanta Quartermaster Depot and Atlanta Quartermaster Motor Base. Construction started in 1941, and both bases were completed in 1942. The Depot and Motor Base were merged and over the years renamed the Atlanta General Depot, the Atlanta Army Depot, and finally, on 28 June 1974, Fort Gillem, a sub-installation of Fort McPherson. The property was used for training and as a material depot throughout World War II and subsequent conflicts. Other long-term occupants included the AAFES and the Federal Emergency Management Agency (FEMA).

Current Status

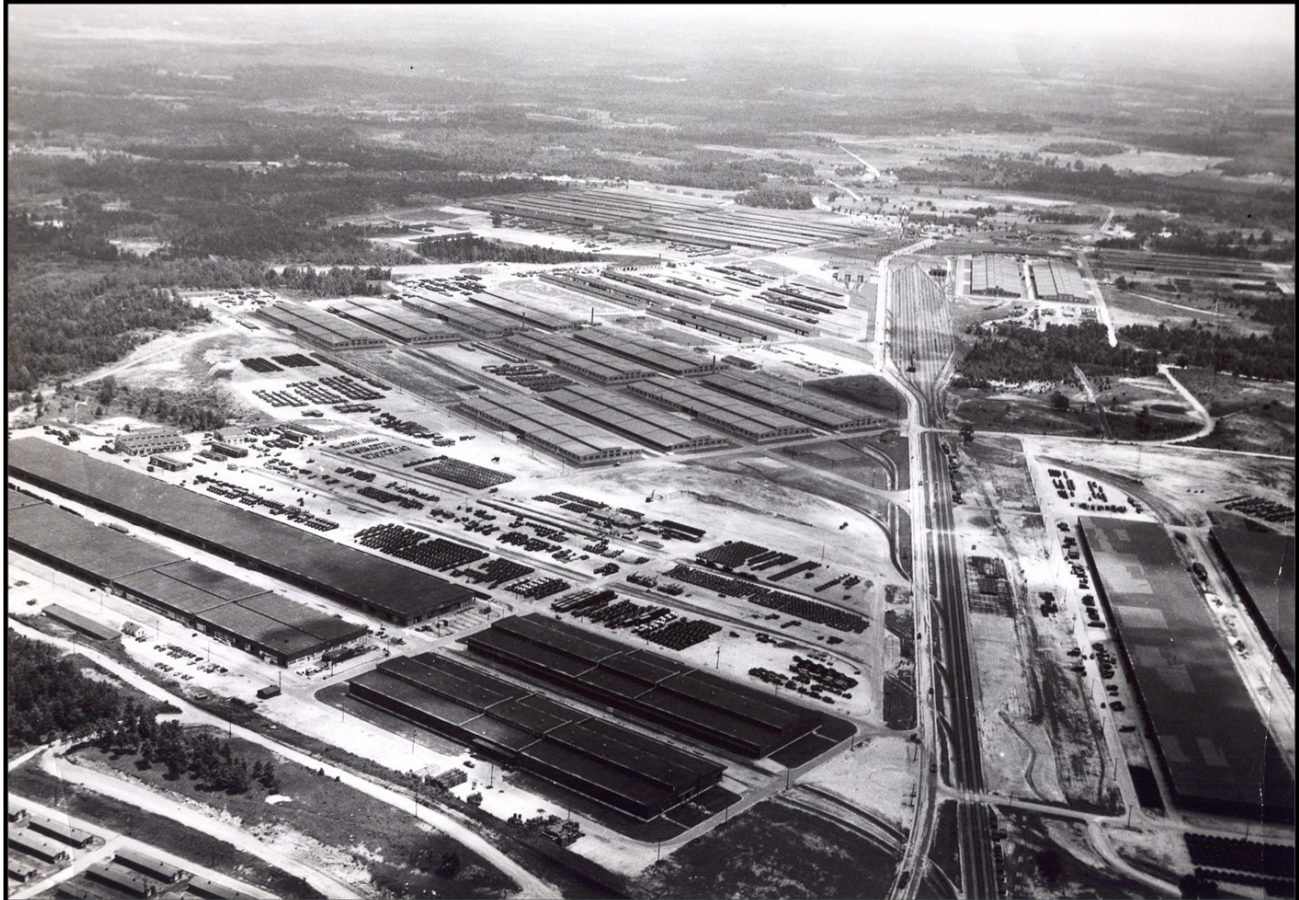
Fort Gillem closed, and the Gillem Enclave was established on 15 September 2011. To date, the Army has transferred 772 acres of Fort Gillem's 1,171 available acres. The Army continues to maintain the remaining acreage while executing the environmental remediation requirements and conveyance plan.

Property Description

Fort Gillem is in the flight path of the Atlanta International Airport and surrounded by three major interstate highways. The post has millions of square feet of warehouses and millions of yards of level asphalt/dirt parking areas. It has always been a supply Depot, with only a few office buildings, family housing units, ammunition bunkers, and miles of railroad track.

Caretaking Status

A staff of three Federal employees is located on the Fort Gillem Enclave to provide caretaker services for both Fort Gillem and Fort McPherson. These include oversight of facilities maintenance and operation, property accountability, local interface with community leaders, and on-the-ground coordination of the environmental cleanup and property conveyance efforts. As of 11 July 2015, the caretaking staff will be reduced to one Federal employee with contract support.



Environmental Cleanup

Contamination Concerns

The primary contaminants of concern are Metals, Polycyclic Aromatic Hydrocarbons (PAH), and Volatile Organic Compounds (VOCs). The affected media of concern are groundwater, sediment, soil, and surface water. The work the Army has done shows that unexploded ordnance (UXO) and Munitions and Explosives of concern (MEC) are not a significant issue. The Army has a mature program to clean up documented environmentally contaminated sites and continues to work closely with the Georgia Department of Natural Resources, Environmental Protection Division (GA EPD), to resolve any remaining environmental issues. Army began a Vapor Intrusion (VI) Study in January 2014, which will culminate in February 2016. To date, Army has installed one sub-slab mitigation system and two interim mitigation systems; additional sampling and analysis is required to determine if permanent systems will be required. US Environmental Protection Agency (EPA) issued a RCRA Section 7003 Unilateral Administrative Order on 24 September 2014 regarding actions the Army must take to address contamination in the property surrounding the former Fort Gillem. The VI sampling concluded in May 2015. Three properties were identified for additional sampling and analysis to determine if VI was present. Sampling of these properties will be completed in Q1 FY16. A final VI report is scheduled to be submitted to EPA in December 2015.

Proposed Reuse Plan

The Fort Gillem Reuse Plan, as proposed by the Forest Park/Fort Gillem Implementation Local Redevelopment Authority (FP/FG ILRA), focuses on light industrial, manufacturing, warehouses, and a business park as the primary future uses of the property. The western portion of the map is the 257-acre Gillem Enclave, which is being retained for Army and Georgia Army National Guard missions.

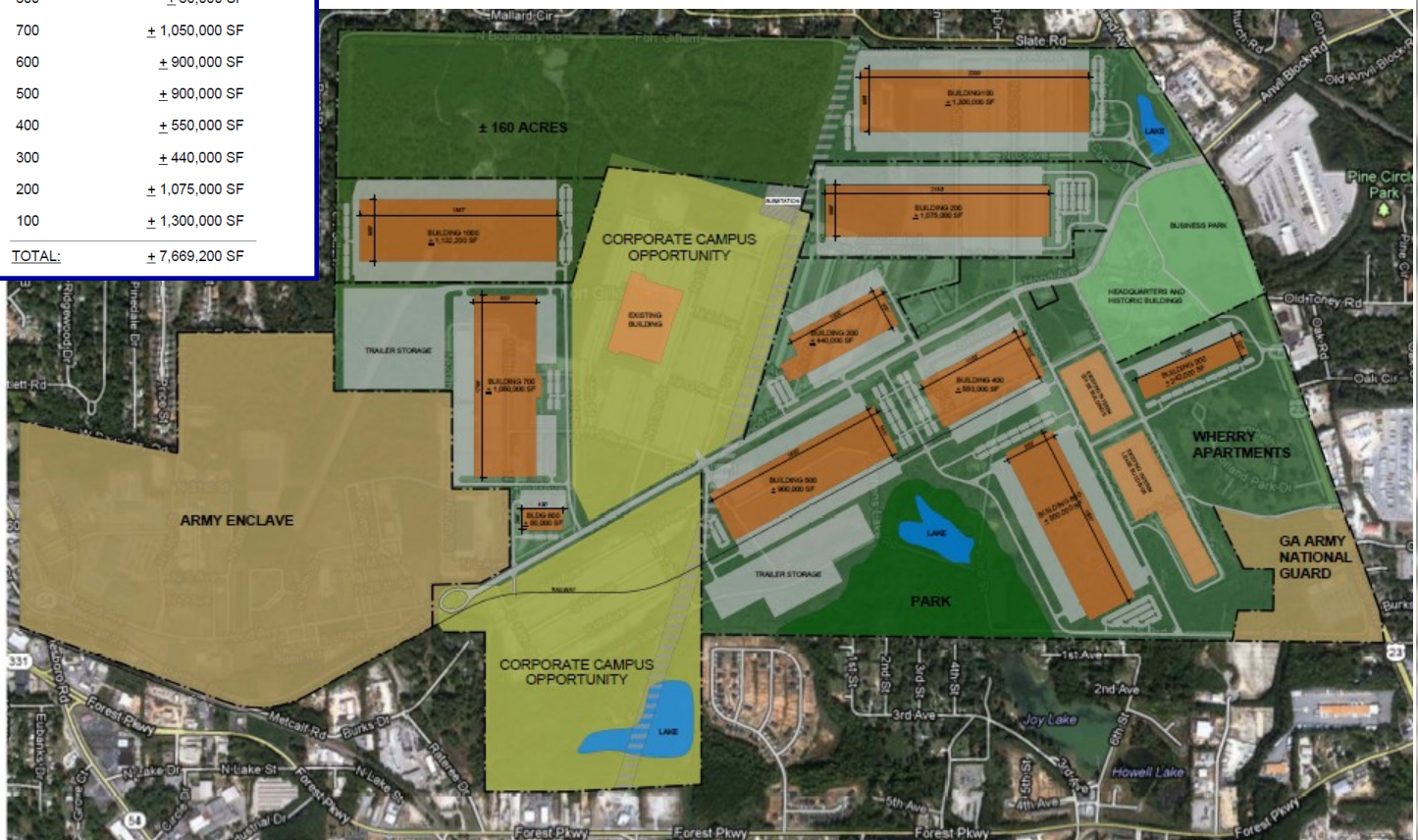
The developer's vision for the property includes

- Corporate Campus parcels,
- Leased building for business and residential uses,
- Open (Green) Space,
- Historic facilities w/business industrial uses, and
- Mixed use (warehousing, manufacturing and future rail intermodal possibilities).

The FP/FG ILRA has begun demolition and site work at the property. Kroger has begun construction on 1.2 million square feet of warehouse and office space; the facility is scheduled to open in summer 2016.

BUILDING AREA TABULATION

BUILDING #:	AREA
1000	± 1,132,200 SF
900	± 242,000 SF
800	± 80,000 SF
700	± 1,050,000 SF
600	± 900,000 SF
500	± 900,000 SF
400	± 550,000 SF
300	± 440,000 SF
200	± 1,075,000 SF
100	± 1,300,000 SF
TOTAL:	± 7,669,200 SF



Programmatic Agreement, Section 106

Fort Gillem, Section 106, Memorandum of Agreement

On 2 June 2010, the Army and the Georgia State Historic Preservation Office executed a Memorandum of Agreement for the closure and disposal of Fort Gillem. Both parties agreed to the following stipulations to take into account the effect of the undertaking on historic properties and fulfill the Army's responsibilities under Section 106 and 110 of the National Historic Preservation Act. All stipulations have been met.

The stipulations include the following:

1. Production of a Popular Report (capturing the history of the installation);
2. Photographic documentation of the buildings and surrounding landscape;
3. Preparation of an Existing Condition Survey for Buildings 101, 102, 103, 104, 107, 108, 110, 114, 201 and 301; and
4. Provision of historic textual records to the SHPO and National Archives.



Property Conveyance Plan

At the time of the BRAC closure announcement, Fort Gillem consisted of 1,171 excess acres and a retained Army enclave of 257 acres. To date, 772.4 acres have transferred. The Army continues to work with the LRA on conveyance of the remaining property.

Associated Credit Union

The Army conveyed 1.8 acres of land at Fort Gillem to the Associated Credit Union (ACU) for continued use as depository institution. This transfer occurred on 11 September 2012.

EDC - Phase 1

The Army conveyed 770.6 acres of environmentally clean property to the FP/FG ILRA under an Economic Development Conveyance (EDC) on 2 June 2014. Of this, 253 acres were sold by the FP/FG ILRA to Kroger for the construction of a 1.2M square foot distribution center.

EDC - Phase 2

Because of existing environmental contamination, approximately 398.5 acres of property did not transfer with initial EDC property. The Army anticipates the transfer of 157 acres of this property to the FP/FG ILRA in 1st Quarter, FY2016, once the Governor of the State of Georgia has agreed that the transfer can occur with deferred environmental covenants. The remaining acreage is projected for conveyance by 4th Quarter, FY2020 pursuant to additional environmental cleanup being completed.

Parcel Name	Parcel Acres	Disposal Date	Parcel Recipient	Conveyance Authority
Associated Credit Union	1.8	11 Sep 12	ACU	Depository Institution
EDC - Phase 1	770.6	2 Jun 14	FP/FG ILRA	EDC
EDC - Phase 2, Parcel 1	104.0	1 st Qtr FY16	FP/FG ILRA	EDC
EDC - Phase 2, Parcel 2	53.0	1 st Qtr FY16	FP/FG ILRA	EDC
EDC - Phase 2, Parcel 3	241.5	4 th Qtr FY20	FP/FG ILRA	EDC

As of 1 October 2015

Army Retained: 257 acres



Key Milestones Achieved

12 September 2006	HUD approved Fort Gillem Reuse Plan.
2 June 2010	Executed Memorandum of Agreement, Section 106, National Historic Preservation Act, for the Closure and Disposal of Fort Gillem.
15 September 2011	Closed Fort Gillem; 257 acre enclave established for selected Army activities and Georgia Army National Guard.
31 October 2011	Signed FOST for Associated Credit Union transfer
12 January 2012	Deal Points Agreed to and Signed by Army and LRA
19 July 2012	Signed Finding of Suitability to Transfer (FOST) for Phase 1 EDC transfers
11 September 2012	Transferred two acres to Associated Credit Union
13 August 2012	LRA Submits Formal EDC Package.
11 July 2013	EDC approved
12 November 2013	Army signed the Finding of Suitability for Early Transfer (FOSET).
2 June 2014	770.6 acres transferred to the FP/FG ILRA



